



BOARD BOOK

OCTOBER 8, 2019

11:00 a.m.

JB Pritzker, Governor

Eileen Rhodes, Chair

Video-Conference between:

James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, Illinois

Illinois Dept. of Transportation
1102 East Port Plaza
Collinsville, Illinois

Robert Oxtoby Board Room
Wm. G. Stratton Office Building
401 S. Spring St., 3rd Floor
Springfield, Illinois

Jim Underwood, Executive Director

BOARD MEMBERS:

Eileen Rhodes, Chair

Glyn Ramage

Martesha Brown

David Arenas

Pam McDonough

Beverly Potts



CAPITAL DEVELOPMENT BOARD

**October 8, 2019, 11:00 a.m.
Video-Conference
between
the following three locations:**

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois

Robert Oxtoby Board Room
3rd Floor Stratton Building
401 S. Spring Street
Springfield, Illinois

IDOT Office
1102 East Port Plaza
Collinsville, Illinois

CALL TO ORDER

1. Roll Call of Members
2. Confirmation of a Quorum

PRELIMINARY ITEMS

3. Adoption of Agenda
4. Approval of the September 10, 2019 Minutes 1-8
5. Introduction of Guests

BOARD ACTION

6. Proceed Order – DMA Dixon Armory 9-12
7. Proceed Order – IDOT Riverton Storage Building..... 13-14
8. Architect/Engineer Selection Recommendations from PSB 255 15-52
9. Higher Education Recommendation for Construction Manager Selection.... 53-59

INFORMATIONAL ITEMS

10. Director’s Architect/Engineer Selections 60-61
11. Special Project Update

EXECUTIVE SESSION

12. Semi-Annual Review of Closed-Session Minutes [(5 ILCS 120/2(c)(21))]
13. Pending and Probable Litigation [(5 ILCS 120/2(c)(11)]

Staff contacts: Amber Evans 217.782.8726 and Heather Bova 217.782.8729

SUBJECT: Meeting Minutes for September 10, 2019 Board Meeting

The September 10, 2019 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Chicago

Eileen Rhodes, Chair
Pam McDonough
David Arenas
Martesha Brown

Collinsville

Glyn Ramage

Springfield

Beverly Potts

Others present:

Chicago

Jim Underwood, CDB
Ron Wright, CDB
Brent Lance, CDB
Mike Wilson, CDB
Karla Springer, CDB
Jesse Martinez, CDB
Andrea Bauer, CDB
Jaclyn O'Day, CDB
Andres Padua, CDB
Emilija Zgonjanin, CDB
Art Moore, CPO
Dan Bielski, CDB
Jim Miller, Holabird & Root
David Seacrest, Turner Construction
Dipack Shah, RME
Mark Jones, CDB
Keith Moore, CDB
Natasia McDade, CDB
Allison White, CDB
Nicole Scott, CDB
Nia Jones, CDB
Shayle Wolf, Cotter Consulting

Springfield

Amber Evans, CDB
Heather Bova, CDB
Marcy Joerger, CDB
Kathryn Martin, CDB
Lisa Hennigh, CDB
Paul Kmett, CDB
Tim Patrick, CDB
James Cockrell, CDB
Jen Boen, CDB
Crystal Kitchen, CDB
Jacob Teegarden, CDB
Cory McCurley, CDB
Josh Hansel, CDB
Matt McHenry, CDB
Erin Eoff, CDB
Amber Dooley, CDB
Paula Sorensen, CDB
Heidi Hildebrand, CDB
Melissa Porter, CDB
Ken Morris, CPO
Amy Romano, CDB
Chad Craycraft, CDB

Collinsville

Kate Evans, Artisan Consulting

The meeting was called to order at 11:06 a.m.

Ms. Kathryn Martin, Deputy Director, swore-in new board member Beverly Potts to the Board.

Amber Evans took roll call. For the record, Chair Eileen Rhodes and members Pam McDonough, David Arenas and Martesha Brown were present at the Chicago meeting site, Beverly Potts was present at the Springfield site, and Glyn Ramage was present at the Collinsville meeting site.

Pam McDonough moved and Glyn Ramage seconded a motion for the adoption of the agenda. Chair Rhodes called for a vote, and the motion was approved unanimously.

Martesha Brown moved and Pam McDonough seconded a motion to approve the minutes of the August 13, 2019 meeting. Chair Rhodes called for a vote, and the motion was approved unanimously.

All attendees and guests in Chicago and Springfield introduced themselves to the Board. There was one guest in Collinsville.

Mr. Wright presented the following Single Bid Award to the Board:

Single Bid Award – Department of Natural Resources

Replace Beach Concession

Illinois Beach State Park

Zion, Lake County, IL

CDB Project No. 102-311-096 – General

Single Bid Award Stuckey Construction Co., Inc. \$2,108,000.00

Glyn Ramage moved and Pam McDonough seconded a motion to approve the Single Bid Award. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Single Bid Award to the Board:

Single Bid Award – University of Illinois – Chicago

Upgrade Elevators – Two buildings

College of Urban Planning & Public Admin & Benjamin Goldberg Research Center

Chicago, Cook County, IL

CDB Project No. 830-030-156 – General

Single Bid Award Parkway Elevators, Inc. \$799,000.00

Pam McDonough moved and Martesha Brown seconded a motion to approve the Single Bid Award. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Proceed Order to the Board:

Proceed Order – Chicago Veterans’ Home

Illinois Department of Veterans’ Affairs
Construct 200 Bed Veterans’ Home Facility
Chicago, Cook County, Illinois
CDB Project No. 040-080-001- Electrical
A/E: Harley Ellis Devereaux

Proceed Order for Elite Electric Co \$688,377.00

Glyn Ramage moved and Pam McDonough seconded a motion to approve the Proceed Order. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance presented the following twenty-six A/E selection recommendations from PSB 254:

1.	039-150-191	Department of Agriculture Springfield State Fairgrounds Repair/Resurface Roadways and Sidewalks Springfield, Sangamon County 1. Kuhn & Trello Consulting Engineers, LLC 2. Heneghan and Associates, P.C. 3. Artisan Consulting Engineers, LLC	Appropriation: \$2,500,000 Project Cost: \$2,500,000
2.	102-342-012	Department of Natural Resources Des Plaines State Fish & Wildlife Area Replace Roofing Systems Des Plaines, Will County 1. Weese Langley Weese Architects, Ltd. 2. Carlile Architects LLC 3. Milhouse Engineering and Construction, Inc.	Appropriation: \$240,000 Project Cost: \$240,000
3.	120-007-018	Department of Corrections Western Illinois Correctional Center Replace Cooling Tower & Refrigeration Equipment/Upgrade Mount Sterling, Brown County 1. Ross & Baruzzini, Inc. 2. Henneman Engineering Inc. 3. Singh & Associates Inc.	Appropriation: \$1,983,100 Project Cost: \$1,983,100
4.	120-021-014	Department of Corrections Southwestern Correctional Center Renovate Restrooms, Showers and Heating Units E. St. Louis, St. Clair County 1. WRF Engineers LLC 2. BRIC Partnership, LLC 3. Wm. B. Ittner, Incorporated	Appropriation: \$4,710,900 Project Cost: \$4,710,900

5.	120-075-067	Department of Corrections Dixon Correctional Center Install New Steam Absorber and Cooling Tower Dixon, Lee County 1. Stanley Consultants, Inc. 2. Primera Engineers, Ltd. 3. O & N Engineering-Development, P.C.	Appropriation: \$2,551,100 Project Cost: \$2,551,100
6.	120-201-006	Department of Corrections Replace Dietary Floors and Doors Pinckneyville Correctional Center - Perry County 1. Baysinger Architects, PLLC 2. Eggemeyer Associates Architects, Inc. 3. Hurst-Rosche, Inc.	Appropriation: \$1,596,400 Project Cost: \$1,596,400
7.	120-241-004	Department of Corrections Replace Air Conditioning Vandalia Work Camp - Fayette County 1. WRF Engineers, LLC 2. Horner & Shifrin, Inc. 3. Clark Dietz, Inc.	Appropriation: \$426,100 Project Cost: \$426,100
8.	125-080-005	Department of Juvenile Justice Repair/Resurface Roadways Illinois Youth Center - Warrenville 1. Engineering Resource Associates, Inc. 2. Rubinos and Mesia Engineers, Inc. 3. Artisan Consulting Engineers, LLC.	Appropriation: \$647,200 Project Cost: \$647,200
9.	250-503-009	Department of Central Management Services Renovate for Code Compliance/Replace Windows and Doors Center for Rehabilitation and Education - Chicago (Wood Street), Cook County 1. Cordogan, Clark & Associates, Inc. 2. Doyle & Associates 3. Weese Langley Weese Architects, Ltd.	Appropriation: \$2,289,400 Project Cost: \$2,289,400
10.	291-221-019	Illinois State Police Upgrade Parking Lots, Pavements and Resurface Running Track State Police Training Academy – Springfield 1. Russell W. Martin Engineering, P.C. 2. Artisan Consulting Engineers, LLC 3. Fuhrmann Engineering, Inc.	Appropriation: \$817,900 Project Cost: \$817,900

11.	321-015-098	Department of Human Services Replace Boilers and Upgrade Electrical System Choate Mental Health and Developmental Center – Anna, Union County 1. Woolpert, Inc. 2. BRiC Partnership, LLC 3. Henneman Engineering	Appropriation: \$7,217,900 Project Cost: \$7,217,900
12.	321-060-050	Department of Human Services Replace Walk-in Coolers and Freezers Fox Developmental Center Dwight, Livingston County 1. O & N Engineering-Development, P.C.	Appropriation: \$485,100 Project Cost: \$485,100
13.	321-110-069	Department of Human Services Renovate Residences Ludeman Developmental Center Park Forest, Cook County 1. Bauhs Dring Main, Ltd. 2. Weese Langley Weese Architects, Ltd. 3. Globetrotters Engineering Corporation	Appropriation: \$3,057,100 Project Cost: \$3,057,100
14.	546-015-023	Department of Military Affairs Construct Vehicle Maintenance Shop Bloomington Readiness Center - McLean County 1. Dewberry Architects, Inc. 2. FGM Architects, Inc. 3. Muller & Muller, Ltd.	Appropriation: \$13,808,000 Project Cost: \$13,808,000
15.	624-060-041	Department of Revenue Replace Fire Sprinkler System Revenue Building (Willard Ice Building) - Sangamon County 1. Webb Engineering Services, Inc. 2. Henneman Engineering, Inc. 3. Milhouse Engineering and Construction, Inc.	Appropriation: \$8,792,600 Project Cost: \$8,792,600
16.	630-000-242	Department of Transportation Construct Vehicle and Equipment Storage Buildings District 2: Creston, Ogle County and Amboy, Lee County 1. Kelly & Associates-Architecture 2. Milhouse Engineering and Construction, Inc. 3. Eco Solutions, Inc.	Appropriation: \$295,000 Project Cost: \$1,455,000

17.	630-000-243	Department of Transportation Various Improvements District 7: Decatur, Macon County and Effingham, Effingham County 1. SNDB Designs, Inc. 2. Evan Lloyd Associates, Inc. 3. Reifsteck Reid & Company Architects	Appropriation: \$185,000 Project Cost: \$925,000
18.	630-000-244	Department of Transportation Renovate and Expand Building/Construct Cold Storage Buildings District 8: East Alton and Hamel, Madison County 1. EDM Incorporated 2. Evan Lloyd Associates, Inc. 3. Steckel-Parker Architects, Inc.	Appropriation: \$280,000 Project Cost: \$1,400,000
19.	630-000-245	Department of Transportation Construct Salt Storage Buildings/Demolish Salt Storage Building District 9: Dongola, Union County and Harrisburg, Saline County 1. D. A. R. T. Design Incorporated 2. Baysinger Architects, PLLC 3. Eggemeyer Associates Architects Inc.	Appropriation: \$850,000 Project Cost: \$850,000
20.	630-096-005	Department of Transportation Various Improvements Dan Ryan Maintenance Facility, Cook County 1. Globetrotters Engineering Corporation 2. Muller & Muller, Ltd. 3. Mode Architects, P.C.	Appropriation: \$1,200,000 Project Cost: \$6,500,000
21.	750-130-003	Office of the Secretary of State Renovate HVAC Chicago West Driver Services Facility, Cook County 1. Dynacept Engineering, Ltd. 2. Clark Dietz, Inc. 3. Melvin Cohen and Associates, Inc.	Appropriation: \$1,208,600 Project Cost: \$1,208,600
22.	810-086-016	Illinois Community College Board Replace Gymnasium Floor and Bleachers/Renovate for ADA Compliance Shawnee Community College, Pulaski County 1. Farnsworth Group, Inc. 2. Baysinger Architects, PLLC 3. Eggemeyer Associates Architects Inc.	Appropriation: \$375,000 Project Cost: \$500,000

23.	810-098-016	Illinois Community College Board Renovate Elevators Waubonsee Community College, Sugar Grove, Kane County 1. Healy, Bender & Associates, Inc. 2. Kluber, Inc. 3. Globetrotters Engineering Corporation	Appropriation: \$450,000 Project Cost: \$600,000
24.	814-010-084	Board of Higher Education Upgrade Fire Alarm System Chicago State University, Cook County 1. Affiliated Engineers, Inc. 2. Melvin Cohen and Associates, Inc. 3. Clark Dietz, Inc.	Appropriation: \$3,600,000 Project Cost: \$3,600,000
25.	814-010-085	Board of Higher Education Replace Light Poles Chicago State University, Cook County 1. Singh & Associates Inc. 2. Delta Engineering Group, LLC 3. Stanley Consultants, Inc.	Appropriation: \$2,000,000 Project Cost: \$2,000,000
26.	825-030-073	Board of Higher Education Replace Water Distribution Systems Southern Illinois University, Edwardsville and Alton, Madison County 1. Juneau Associates, Inc. 2. Civil Design, Inc. 3. MECO Engineering Company, Inc.	Appropriation: \$2,500,000 Project Cost: \$2,500,000

Glyn Ramage moved and Pam McDonough seconded a motion to approve the previous recommendations for the selection of architects/engineers. Chair Rhodes called for a vote, and the motion was approved unanimously.

Mr. Lance noted the following Architects/Engineers selected by the Executive Director as informational items:

1.	104-021-020	Department of Natural Resources/HPA Investigate Power Quality Issues Cahokia Mounds Historic Site, St. Clair County 1. EDM Incorporated	Project Cost: \$15,000
2.	120-135-071	Department of Corrections Replace Lock Controls - X-House Logan Correctional Center, Lincoln, Logan County 1. Dewberry Engineers Inc.	Project Cost: \$559,600

3.	120-230-134	Department of Corrections Assess Power House and Smokestack Stateville Correctional Center, Joliet, Will County 1. Farnsworth Group, Inc.	Project Cost: <\$25,000
4.	321-015-099	Department of Human Services Renovate Oak Hall Choate Mental Health and Developmental Center, Anna, Union County 1. Architechniques, Inc.	Project Cost: \$2,000,000
5.	321-087-049	Department of Human Services Repair Slope Failure Chester Mental Health Center - Randolph County 1. Holcomb Foundation Engineering Company	Project Cost: \$100,000
6.	738-020-048	Office of the Attorney General Replace Stone Joints/Seal Exterior Springfield, Sangamon County 1. IDG Architects, Inc.	Project Cost: \$181,700

Mr. Wright noted the following Single Bid Award as an informational item:

Single Bid Award – University of Illinois at Urbana-Champaign

Improve Security Access

Integrated Bioprocessing Research Laboratory (IBRL)

Urbana, Champaign County

CDB Project No. 830-010-347 – General

Single Bid Award Grunloh Construction, Inc..... \$93,000.00

Mr. Wright noted the following informational items to the Board:

1. Change Order for Board Authorized Proceed Order
2. Emergency Project Change Order Report

Mr. Wright provide a brief update on the progress of Chicago Veterans' Home to the Board.

Mr. Jesse Martinez provided an update on upcoming outreaches to the Board and discussed the MBE/VBE/WBE report.

Pam McDonough moved and David Arenas seconded a motion to adjourn. Chair Rhodes called for a vote, and the motion was approved unanimously. The meeting adjourned at 12:13 p.m.

Project Number: 546-110-011

Description: Construct Parking Lot
Dixon National Guard Armory
Dixon, Lee County, IL

Using Agency: Illinois Department of Military Affairs

Architect/Engineer: Prairie Engineers
404 North Main Street
Columbia, IL 62236

Total Project Budget: \$1,750,000.00
Unobligated Funds: \$ 25,212.00
(additional funds added upon request)

Total Spent to Date: \$ 165,961.72
Percent Complete: 9.4%

Project Manager: Timothy Dietz



Project History: The scope of the work provides for the construction of two new parking lots; a 15,000 square foot military vehicle lot constructed of Portland concrete and a 21,000 square foot private vehicle lot constructed of hot-mix asphalt pavement. Construction of these lots includes: aggregate base sources, pavement marking, drainage structures and piping, security fencing and site lighting.

Construction of the parking lots required an existing, vegetation-covered, earthen railroad embankment be removed and the site regraded. During the design phase, the existing earthen berm tested positive for soil contamination; however, not enough testing was done to fully identify the boundaries of the contaminated soils. After removal of the vegetation and just prior to the start of excavation, it was determined that more borings needed to be made to further test the soils and determine the boundaries of the contamination. The results indicated that there were an additional 3,250 tons of contaminated soil that were not identified in the original bidding documents.

A not to exceed Proceed Order in the amount of \$160,000 was approved by the board in August 2019 to move forward with the excavation. However, on Sept 12, 2019 the Capital Development board was informed that additional contaminated soil was discovered that would require further testing to determine if it would need to be hauled to the subtitle D landfill as well. The test confirmed that it would. Removal of the additional contamination will result in additional disposal fees. The contractor continued with their excavations and calculations were done to determine how much additional material would be involved. The contractor estimates that there could be an additional 16,733 tons of soils, bringing the total to 19,983 tons. By September 27, 2019 the contractor will have reached the \$160,000 limit that was previously approved; thus the need for the revised proceed order.

Description of RFP Change: Remove soils exceeding the Tiered Approach to Corrective Action Objectives tier 1 limits and haul them to a subtitle D landfill. Soils identified as Non-Clean Construction and Demolition Debris (CCDD) soils shall be used as fill under the new parking lots or transported to a disposal site permitted to accept such material. Actual disposal tickets and time will be accurately kept to verify the costs. This will be classified as an undiscovered soil condition.

Requested Action: We are requesting approval of the revised Proceed Order G-1R in the amount of \$885,000 to allow the contractor to proceed with disposal of the additional contaminated soils. This revised proceed order combines the previously approved \$160,000 with an additional \$725,000 for a total of \$885,000.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Martin & Company Excavating	General	\$885,000.00	\$1,331,202.00	66%
Total All Proceed Orders		\$885,000.00	\$1,331,202.00	66%

State of Illinois Capital Development Board

PROCEED ORDER

PO No.: 1R
Date: 09-26-19
Associated RFP No. G-1

1. Contractor: (Name and Address)

Martin & Company Excavating
2456 E. Pleasant Grove Road
Oregon, IL. 61061

Project No.: 546-110-011
Project Name and Location:
Construct Parking Lot @ Dixon National Guard Armory
Contract No.: 19041341
Contract Work: General

2. Request for Change by: A/E

3. Reason for Change and Justification for the Proceed Order:

During design, soil testing and analysis was provided by the Illinois EPA at the direction of the Illinois Department of Military Affairs. This was used as the basis of design relating to soil contamination present at the site. It was determined after construction started that this environmental testing was flawed and verbal recommendations from the IEPA were inadequate to delineate the on-site soil contamination during construction. Additional sampling was performed by the A/E's consultant to identify the boundaries of the contaminated soils. This resulted in a larger area than expected. Additional contaminated soils will need to be transferred off site to a subtitle D landfill. A Proceed Order will allow the contractor to continue with the excavation work and track the actual amounts via on-site testing at the time of excavation. As of 9-26-19 the contractor has reached the limit on the not to exceed amount and there has been additional contaminated soils discovered. The not to exceed Proceed Order amount will need to be increased in order to complete the required excavation and removal of the existing railroad embankment in order to construct the parking lots as designed.

4. Description Of Change In Work:

Areas identified in the GSG Consultants Supplemental Environmental Soils Sampling and Soils Management Plan letter dated March 22, 2019 and additional areas now discovered be shall be handles as follow; Soils exceeding TACO tier limits are considered non-special hazardous waste and shall be hauled off site to a subtitle D landfill. Soils identified as Non-CCDD soils can be used as on-site fill. Per RFP & CO G-1

5. Total Value Of This Order Not To Exceed:

\$ 885,000.00

6. Other Associated Proceed Orders (Number and Amount): N/A

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

7. Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

Initial

TD (Up to \$9,999)

____ (Up to \$24,999)

____ (Up to \$49,999)

____ (Up to \$74,999)

(Up to \$100,000)

Gerald A. Hatt
Contractor Representative

9-26-19
Date

Lathy P. Dint
Project Manager

09-27-19
Date

Soil Condition
Probable Classification

Regional Manager

Date

Construction Administrator

Date

Deputy Director - Construction

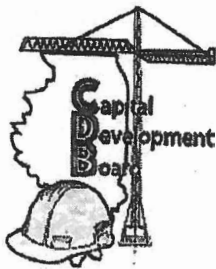
Date

Executive Director

Date

If Board Level insert Agenda Item No. ____ and Board Meeting Date ____

STATE OF ILLINOIS
JB PRITZKER, GOVERNOR



Jim Underwood, Executive Director

MEMORANDUM

BOARD MEMBERS

Eileen Rhodes
Chairman

Glyn M. Ramage

Pam McDonough

Martasha Brown

David Arenas

Wm. G. Stratton Building
401 South Spring Street
Third Floor
Springfield, Illinois
62706-4050

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois
60601-3283

Dunn-Richmond Economic
Development Center
1740 Innovation Drive
Suite 258
Carbondale, IL
62903-6102

IDOT District 3 Headquarters
700 East Norris Drive
Second Floor
Ottawa, Illinois
61350-0697

East St. Louis
Community College Center
601 James R. Thompson Blvd.
Building B., Suite 1025
E. St. Louis, Illinois
62201-1129

217.782.2864
217.524.0565 FAX
217.524.4449 TDD
www.illinois.gov/cdb

TO: Upper Management

FROM: Tim Dietz SR PM

DATE: 09-27-19

RE: CDB Project 546-110-011 Construct Parking Lot @ Dixon Armory

I am requesting approval of the enclosed revised Board level Proceed Order that deals with the disposal of contaminated soils at the project site.

The project was designed by Prairie Engineers PC under a direct contract with Military Affairs and then given to CDB for bidding and construction phases. The scope of the project is to remove an earthen berm that used to support rail road tracks that lead to a bridge that crossed the Rock River at this location, and then construct a two-level parking lot that will be used to park military equipment and personal vehicles.

The project was Bid, Awarded and the ATP issued. The contractor removed the trees and vegetation that covered the berm and was ready to start excavation but the A/E's consultant that was to oversee the soils removal stated they would not participate because they felt the quantities and soil management plan provided by the IEPA were inadequate. Discussions followed as how to deal with this. It was decided that additional borings were needed to fully identify the boundaries and type of contaminants. This was performed by the A/E's consultant and a soil management plan was developed. The results of these addition borings and testing identified a larger area of contamination that was identified in the bidding documents.

I have learned that during the design phase soil boring were performed and samples were tested, which did identify some contaminants. The Engineers environmental consultant recommended that a more in-depth soils analysis be done to quantify the amount of contaminated soils that may be involved but Military Affairs did not want to pay the additional costs and got the IEPA involved. The IEPA did their own soil borings and sampling which confirmed contaminates but their report did not quantify the anticipated amounts.

We now know that a larger area of soils will need to be hauled to a subtitle D landfill. There are some soils that can be left on site if used as fill and encapsulated. The remaining soils will need to be hauled to a site that can accept it. The contractor owns a site not far from the project site but needs to get it permitted to accept it. There are a couple pockets of soils that are questionable as to whether they will need to go the landfill or not and that will be determined in the field by the environmental consultants from the A/E and the contractor's environmental sub that is handling the permitting and coordinating the hauling.

As of 09-27-19 the contractor has reached their previous not to exceed limit on the removal of the contaminated soils. On Sept 12, 2019 CDB was alerted that contaminated soils not previously included in the not to exceed limit were encountered. The soils contain slag which was tested, and it was determined that it would also need to be disposed of at the subtitle D landfill. Because these pockets of slag are so sporadic it is hard to determine an exact quantity. The contractor has calculated a worst-case scenario and determined that it could tally up to an additional 16,733 tons of material.

The additional costs as before are to cover the cost of identifying, transporting this additional material to the landfill and the disposal fee.

If the Proceed Order is not approved, it will result in further delays to the project and a reduction in the size of one of the parking lots or it's elimination.

The RFP & CO will be coded a soil condition.

Project Number: 630-000-233

Description: Various Improvements
IDOT Day Labor and Riverton Maintenance Yard
Springfield and Riverton, Sangamon Co., IL

Using Agency: Illinois Department of Transportation

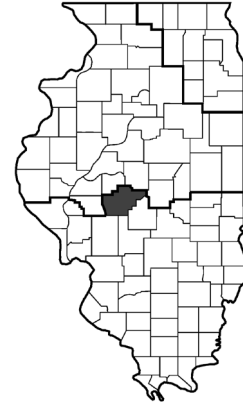
Architect/Engineer: FWAI Architects, Inc.
One NW Old Capitol Plaza
Springfield, IL 62701

Total Project Budget: \$1,473,000.00

Unobligated Funds: \$ 58,370.11

Total Spent to Date: \$ 570,559.38

Percent Complete: 30%



Project Manager: Ed James

Project History: The scope of work for this project includes the construction of two 4,640 square foot pre-engineered wood structure buildings with metal siding and metal roof at the Day Labor site. It also includes the construction of one 6,000 square foot pre-engineered wood building with metal siding, standing seam roof, heating, lighting, and ventilation at the Riverton site. These building will be used for vehicle storage.

The site at Riverton is located on fill material that is not suitable for a typical foundation system and slopes sharply toward the east. Redesign of the footings at the Riverton site is required because the original footing design is not responsive to the type of existing sub surface soil and fill conditions detailed in the Geotechnical report.

Description of RFP Change: Aggregate piers will need to be installed below the footings with slab reinforcement and upgraded thickness. Footings and foundations will need to be redesigned to work with the aggregate piers. This change will be classified as an Architect/Engineer error.

Requested Action: We are requesting the approval of Proceed Order G-02 in the amount of \$166,661.08 to address the necessary corrections to the original design. IDOT has committed additional funding for this Proceed Order.

Contractor	Trade	Proceed Order Amount	Original Contract	% Change
Limbaugh Construction Co., Inc.	General	\$ 166,661.08	\$ 1,003,868.00	16.6%
Total All Proceed Orders	General	\$ 166,661.08	\$ 1,003,868.00	16.6%

PROCEED ORDER

State of Illinois Capital Development Board

PO No.: G02

Date: 09.03.19

Associated RFP No. G02

1. Contractor: (Name and Address)

Limbaugh Construction
4186 Highway 162
Granite City, IL

Project No.: 630-000-233

Project Name and Location:

IDOT - Day Labor - Riverton - Various Improvements
Riverton Maintenance Yard - Sangamon County

Contract No.: 19047941

Contract Work: General

2. Request for Change by: FWAI Architects, Inc.

3. Reason for Change and Justification for the Proceed Order:

Redesign of footings for the Riverton Storage building required due to the original footing design not responding to the type of existing sub surface soil and fill conditions detailed in the Geotechnical Report. Building foundations and framing to be finished by November 2019 before salt truck traffic starts at the Riverton site.

4. Description Of Change In Work:

Aggregate piers to be installed below the footings. Slab reinforcing and thickness upgraded to respond to type of fill. Footings and foundation redesigned to respond to the need for aggregate piers.

5. Total Value Of This Order Not To Exceed:

\$ 166,661.08

6. Other Associated Proceed Orders (Number and Amount):

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

7. Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

Initial

Paula Limbaugh

Contractor Representative

9/27/2019

Date

(Up to \$9,999)

[Signature]
Project Manager

9/27/19

Date

7.5/ Probable Classification

(Up to \$24,999)

[Signature]
Regional Manager

9-27-19

Date

(Up to \$49,999)

[Signature]
Construction Administrator

9/30/19

Date

(Up to \$74,999)

Deputy Director - Construction

Date

(Up to \$100,000)

Executive Director

Date

If Board Level insert Agenda Item No. _____ and Board Meeting Date _____

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
039-150-192	Update HVAC Controls Department of Agriculture Illinois State Fairgrounds, Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Clark Dietz, Inc. Horner & Shifrin, Inc. Interface Engineering, Inc.	\$1,453,600
102-520-010	Rehabilitate Shower Buildings Department of Natural Resources Wolf Creek State Park, Shelby County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Eggemeyer Associates Architects Inc. Evan Lloyd Associates, Inc. Reifsteck Reid & Company Architects	\$ 938,900
104-015-013	Repair Lodge Department of Natural Resources/HPA Blackhawk Historical Area, Rock Island County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bailey Edward Design, Inc. CSA Partners Ltd. Farnsworth Group, Inc.	\$1,675,600
104-145-021	Replace Masonry, Roofing and Site Repairs Department of Natural Resources/HPA Lincoln's Tomb Historic Site, Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bailey Edward Design, Inc. Bauer Latoza Studio Ltd. Poepping, Stone, Bach & Associates, Inc.	\$ 450,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
120-075-068	Modify Sewer System Department of Corrections Dixon Correctional Center, Lee County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Delta Engineering Group, LLC O & N Engineering-Development, P.C.	\$ 468,000
120-135-072	Replace Exterior Security Doors and Frames Department of Corrections Logan Correctional Center, Lincoln, Logan County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Evan Lloyd Associates, Inc. Farnsworth Group, Inc. Reifsteck Reid & Company Architects	\$1,516,600
120-175-141	Replace Heating and Ventilation Equipment Department of Corrections Menard Correctional Center, Randolph County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Horner & Shifrin, Inc. Ross & Baruzzini, Inc. Woolpert, Inc.	\$1,494,500
120-245-075	Upgrade Sewer Treatment Facility Department of Corrections Vienna Correctional Center, Johnson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bacon Farmer Workman Engineering & Testing, Inc. Horner & Shifrin, Inc. Hurst-Rosche, Inc.	\$1,041,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
120-290-007	Replace Boiler Burners Department of Corrections Decatur Correctional Center, Macon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> BRiC Partnership, LLC Henneman Engineering Inc. WRF Engineers LLC	\$2,436,800
321-010-103	Upgrade/Replace Fire Alarm System Department of Human Services Alton Mental Health Center, Madison County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Henneman Engineering Inc. Ross & Baruzzini, Inc. Singh & Associates Inc.	\$2,008,800
321-030-154	Replace Heating System and Chiller Department of Human Services Chicago-Read Mental Health Center, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Clark Dietz, Inc. Delta Engineering Group, LLC Primera Engineers, Ltd.	\$4,285,100
321-055-137	Replace Sections of Electrical Main Loop Department of Human Services Elgin Mental Health Center, Kane County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Delta Engineering Group, LLC Melvin Cohen and Associates, Inc. Primera Engineers, Ltd.	\$1,510,400

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
546-115-036	Repair Plumbing, Drainage, Lighting Department of Military Affairs East St. Louis Readiness Center, St. Clair County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> EDM Incorporated Kuhlmann design Group, Inc. Prairie Engineers, P.C.	\$3,063,700
624-060-042	Repair/Waterproof Sub-Surface Loading Dock Roof and Landscaping Department of Revenue Revenue Building (Willard Ice Building), Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Evan Lloyd Associates, Inc. Fehr-Graham & Associates LLC Globetrotters Engineering Corporation	\$3,532,100
630-000-246	Replace Roofing System/Construct Building Addition Department of Transportation District 6: Riggston, Scott County and Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Allied Design Consultants, Incorporated Carlile Architects LLC Poepping, Stone, Bach & Associates, Inc.	\$ 300,000
630-000-247	Replace Roofing Systems Department of Transportation District 1: McCook, Alsip and Chicago, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> DLZ Illinois, Inc. GSG-Probe Consulting, Inc. Mode Architects, P.C.	\$1,725,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
630-000-248	Demolish Buildings/Construct Buildings Department of Transportation District 4: Knoxville, Knox County and Macomb, McDonough County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Allied Design Consultants, Incorporated Blank, Wesselink, Cook & Associates, Inc. Kelly & Associates-Architecture	\$1,950,000
630-000-249	Remodel Restrooms/Remove Septic System and Install Oil- Water Separator Department of Transportation District 3: Gibson City, Ford County and District 5: Champaign, Champaign County and Clinton, DeWitt County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> IDG Architects, Inc. Poepping, Stone, Bach & Associates, Inc. Reifsteck Reid & Company Architects	\$ 525,000
630-252-003	Demolish Buildings and Construct Building/Remodel Storage Building Department of Transportation District 3: Morris Maintenance Storage Facility, Grundy County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> DLZ Illinois, Inc. Knight E/A, Inc. Milhouse Engineering and Construction, Inc.	\$14,000,000
630-428-003	Demolish and Construct Rest Areas and Vending Buildings Department of Transportation Railsplitter Rest Area, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Evan Lloyd Associates, Inc. Ferry & Associates Architects, LLC IDG Architects, Inc.	\$7,800,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
630-565-005	Demolish and Construct Rest Areas and Storage Buildings Department of Transportation Trail of Tears Rest Area, Union County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Baysinger Architects, PLLC Hurst-Rosche, Inc.	\$6,700,000
810-002-020	Replace Building Automation System Illinois Community College Board Southwestern Illinois Community College, Belleville, St. Clair County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Farnsworth Group, Inc. Horner & Shifrin, Inc. Woolpert, Inc.	\$3,200,000
810-010-007	Replace Piping and Storm Sewer Pumps Illinois Community College Board Truman City College, Chicago, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Artisan Consulting Engineers, LLC Delta Engineering Group, LLC Mackie Consultants, L.L.C.	\$1,700,000
810-012-008	Replace Roofing System Illinois Community College Board Kennedy-King College, Chicago, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Bauer Latoza Studio Ltd. DLZ Illinois, Inc. Doyle & Associates Architects and Interior Designers	\$ 850,000

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
810-046-019	Replace Roads and Parking Lots Illinois Community College Board Illinois Valley Community College, Oglesby, LaSalle County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Dewberry Engineers Inc. DLZ Illinois, Inc. ESI Consultants Ltd.	\$ 900,000
810-062-027	Install Generators Illinois Community College Board Lincoln Land Community College, Springfield, Sangamon County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Benton & Associates, Inc. Clark Dietz, Inc. Keith Engineering Design, Inc.	\$ 800,000
810-064-021	Construct Pedestrian Walkway, Improve Drainage and Relocate Bell Tower Illinois Community College Board John A. Logan Community College, Carterville, Williamson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Architechniques, Ltd. Artisan Consulting Engineers, LLC D. A. R. T. Design Incorporated	\$1,020,000
810-068-015	Replace Parking Lots Illinois Community College Board Moraine Valley Community College, Palos Hills, Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> ESI Consultants Ltd. Exp U.S. Services Inc. Mackie Consultants, L.L.C.	\$1,100,000

SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineers*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
815-010-081	Repair Exterior Masonry, Foundation and Steps Board of Higher Education Eastern Illinois University, Charleston, Coles County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Carlile Architects LLC Raibley & Wright Design Group, Ltd. Reifsteck Reid & Company Architects	\$ 330,000
818-010-106	Upgrade Electrical Distribution System Board of Higher Education Western Illinois University, Macomb, McDonough County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Dewberry Engineers Inc. Melvin Cohen and Associates, Inc. Woolpert, Inc.	\$3,500,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 039-150-192

PROJECT DESCRIPTION: Update HVAC Controls

PROJECT LOCATION: Department of Agriculture
Illinois State Fairgrounds, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$1,453,600

ESTIMATED TOTAL PROJECT COST: \$1,453,600

PROJECT SCOPE OF WORK:

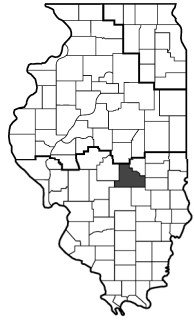
The Administration Building (O0106) is a 149,400 square foot, 2-story building established in 1978.

The scope of work provides for replacing the existing pneumatic control system with a new electronic control system and replacing deteriorated hydronic piping.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 2 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 102-520-010

PROJECT DESCRIPTION: Rehabilitate Shower Buildings

PROJECT LOCATION: Department of Natural Resources
Wolf Creek State Park, Shelby County

APPROPRIATION AMOUNT: \$ 938,900

ESTIMATED TOTAL PROJECT COST: \$ 938,900

PROJECT SCOPE OF WORK:

The Shower Buildings (A9634 & A9635) are each 960 square feet, one-story buildings constructed in 1976.

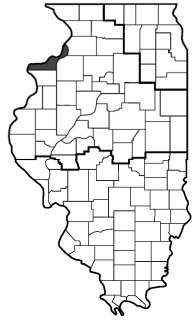
The scope of work provides for refinishing, repairing and upgrading two shower buildings, including walls, partitions, painting, miscellaneous accessories, pavements, reroofing, replacing plumbing fixtures, piping, pumps, water heaters and electrical fixtures and devices. The work also provides for ADA compliance issues regarding both the interior spaces and access to the building from the parking lot.

This project includes funding for the abatement of asbestos-containing materials.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 104-015-013

PROJECT DESCRIPTION: Repair Lodge

PROJECT LOCATION: Department of Natural Resources/HPA
Blackhawk Historical Area, Rock Island County

APPROPRIATION AMOUNT: \$1,675,600

ESTIMATED TOTAL PROJECT COST: \$1,675,600

PROJECT SCOPE OF WORK:

The Lodge/Museum (A5071) is a 25,000 square foot, 2-story building constructed in 1935.

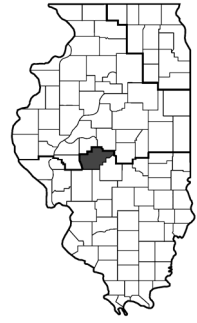
The scope of work provides for installing a heating and cooling system with digital controls, including precise humidity control for the artifact room. The work also includes replacing deteriorated wood window/entry assemblies, relocating the exterior conduit to the interior of the building and patching exterior wood siding. In addition, the scope provides for reconstructing the Refectory Room stair and the guardrail on the terrace. The work includes removing all foreign substances from the Loggia stone/brick floor and stripping, sanding and repairing damaged areas and refinishing the existing wood floor in the Black Hawk Room. The scope of work also provides for replacing approximately 1,500 square feet of roofing on the low-slope areas of the Lodge. The work includes new membrane, insulation, flashings, trim and accessories. Also included in the work is partial tuck-pointing of select stone walls.

The State Historic Preservation Office should be consulted during every phase of this project.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 104-145-021

PROJECT DESCRIPTION: Replace Masonry, Roofing and Site Repairs

PROJECT LOCATION: Department of Natural Resources/HPA
Lincoln's Tomb Historic Site, Springfield, Sangamon County

APPROPRIATION AMOUNT: \$ 450,000

ESTIMATED TOTAL PROJECT COST: \$ 450,000

PROJECT SCOPE OF WORK:

The Lincoln's Tomb (A6002) is a 6,600 square foot, one-story building established in 1894.

The scope of work provides for removing and replacing existing stone masonry joint sealant in the obelisk and its base, cleaning stone, repairing or replacing metal roof panels and removing upper deck pavers as required to inspect and repair underlying roof membrane and flashings. Both interior and exterior statuary shall be surveyed, assessed and should be restored and repaired as necessary.

The State Historic Preservation Office should be consulted during every phase of this project.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 120-075-068
PROJECT DESCRIPTION: Modify Sewer System
PROJECT LOCATION: Department of Corrections
Dixon Correctional Center, Lee County
APPROPRIATION AMOUNT: \$ 468,000
ESTIMATED TOTAL PROJECT COST: \$ 468,000

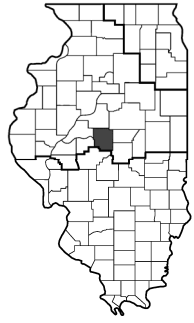
PROJECT SCOPE OF WORK:

The Dixon Correctional Center is a 96-building facility established in 1916.

The scope of work provides for replacing sanitary sewer line "tees" for "wyes" and providing new security floor level clean-outs in approximately five cell houses. The work also provides for constructing new clean-out manholes at the Administration Building and replacing a clean-out manhole at Building 43.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 120-135-072

PROJECT DESCRIPTION: Replace Exterior Security Doors and Frames

PROJECT LOCATION: Department of Corrections
Logan Correctional Center, Lincoln, Logan County

APPROPRIATION AMOUNT: \$1,516,600

ESTIMATED TOTAL PROJECT COST: \$1,516,600

PROJECT SCOPE OF WORK:

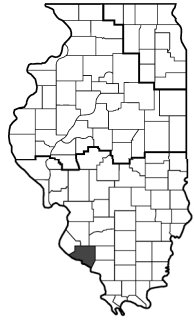
The Logan Correctional Center is a 69-building facility established in 1930.

The scope of work provides for removing the existing doors, installing new doors and constructing concrete stoops, as well as a new accessible ramp.

This project includes funding for the abatement of asbestos-containing materials.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 2 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 120-175-141

PROJECT DESCRIPTION: Replace Heating and Ventilation Equipment

PROJECT LOCATION: Department of Corrections
Menard Correctional Center, Randolph County

APPROPRIATION AMOUNT: \$1,494,500

ESTIMATED TOTAL PROJECT COST: \$1,494,500

PROJECT SCOPE OF WORK:

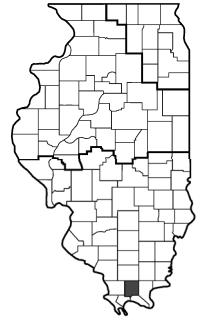
The East Cell House (C0535) is a 90,200 square foot, 5-story building established in 1932.

The scope of work provides for replacing the existing steam air handlers, controls, piping, ductwork and any associated equipment or incidentals. A new opening and service door in the existing exterior masonry wall will likely be required for equipment access to the space. All work will occur in an occupied maximum-security correctional facility. This project includes funding for the abatement of asbestos-containing materials.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 2 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 120-245-075

PROJECT DESCRIPTION: Upgrade Sewer Treatment Facility

PROJECT LOCATION: Department of Corrections
Vienna Correctional Center, Johnson County

APPROPRIATION AMOUNT: \$1,041,000

ESTIMATED TOTAL PROJECT COST: \$1,041,000

PROJECT SCOPE OF WORK:

The Vienna Correctional Center is a 69-building facility established in 1930.

The scope of work provides for surveying conditions in the waste water treatment plant, creating a detailed report with cost estimates, apply for the required IEPA permits, providing detailed drawings and specifications for the rehabilitation of the treatment plant, and supervising its rehabilitation during the construction phases. The work also includes replacing nonfunctional or missing components and adding necessary components as required by IEPA to make the treatment plant functional and compliant.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 120-290-007

PROJECT DESCRIPTION: Replace Boiler Burners

PROJECT LOCATION: Department of Corrections
Decatur Correctional Center, Macon County

APPROPRIATION AMOUNT: \$2,436,800

ESTIMATED TOTAL PROJECT COST: \$2,436,800

PROJECT SCOPE OF WORK:

The Power House (BY013) is a 11,200 square foot, one-story building established in 1967.

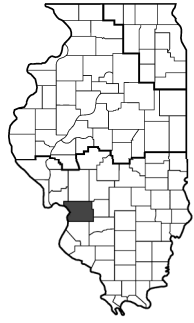
The scope of work provides for replacing the three boilers, along with controls and safety devices.

This project includes funding for the abatement of asbestos-containing materials.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 321-010-103

PROJECT DESCRIPTION: Upgrade/Replace Fire Alarm System

PROJECT LOCATION: Department of Human Services
Alton Mental Health Center, Madison County

APPROPRIATION AMOUNT: \$2,008,800

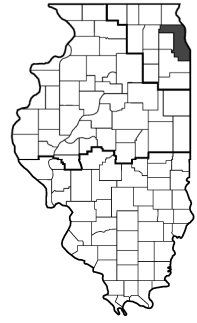
ESTIMATED TOTAL PROJECT COST: \$2,008,800

PROJECT SCOPE OF WORK:

The Alton Mental Health Center is a 38-building facility established in 1915.

The scope of work provides for replacing the fire alarm systems in approximately 11 buildings throughout the Alton campus. A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 321-030-154

PROJECT DESCRIPTION: Replace Heating System and Chiller

PROJECT LOCATION: Department of Human Services
Chicago-Read Mental Health Center, Cook County

APPROPRIATION AMOUNT: \$4,285,100

ESTIMATED TOTAL PROJECT COST: \$4,285,100

PROJECT SCOPE OF WORK:

The Chicago-Read Mental Health Center is a 314,410 square foot, 13-building facility established in 1920.

The scope of work provides for installing new boilers, new air handling units with economizers, VFD drives and direct digital controls. The work also provides for removing and replacing an outdated absorption chiller with a new water-cooled centrifugal chiller or other appropriate replacement, along with all piping modifications, controls and electrical upgrades necessary for the installation of the new chiller and demolishing one full-height CMU wall in order to access the mechanical room for the new installation.

This project includes funding for the abatement of asbestos-containing materials.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 321-055-137

PROJECT DESCRIPTION: Replace Sections of Electrical Main Loop

PROJECT LOCATION: Department of Human Services
Elgin Mental Health Center, Kane County

APPROPRIATION AMOUNT: \$1,510,400

ESTIMATED TOTAL PROJECT COST: \$1,510,400

PROJECT SCOPE OF WORK:

The Elgin Mental Health Center is a 1,539,716 square foot, 99-building facility established in 1880.

The scope of work provides for replacing a portion of the underground medium voltage loop, including associated sectionalizing switches.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 546-115-036

PROJECT DESCRIPTION: Repair Plumbing, Drainage, Lighting

PROJECT LOCATION: Department of Military Affairs
East St. Louis Readiness Center, St. Clair County

APPROPRIATION AMOUNT: \$3,063,700

ESTIMATED TOTAL PROJECT COST: \$3,063,700

PROJECT SCOPE OF WORK:

The East St. Louis Readiness Center (H1000) is a 45,539 square foot, 2-story building constructed in 1952.

The scope of work provides for replacing and reconfiguring the facility plumbing and site storm drainage systems, remodeling the showers, replacement of all interior and exterior lighting throughout the facility, including emergency lights and exit signs, wiring and lighting controls.

Asbestos, lead, or other hazardous materials may be encountered. Archaeological study and permitting may be required prior to and during any excavations on the site.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The project design schedule must be complete and out for bids prior to August 1, 2020.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 624-060-042

PROJECT DESCRIPTION: Repair/Waterproof Sub-Surface Loading Dock Roof and Landscaping

PROJECT LOCATION: Department of Revenue
Revenue Building (Willard Ice Building), Springfield, Sangamon County

APPROPRIATION AMOUNT: \$3,532,100

ESTIMATED TOTAL PROJECT COST: \$3,532,100

PROJECT SCOPE OF WORK:

The Willard Ice Building (IO100) is a 913,236 square foot, 7-story building constructed in 1982.

The scope of work provides for repairing and rehabilitating the west parking lot and other paving on the west side of the building, repairing damages to the supporting concrete structure of the loading dock, replacing waterproofing membranes above the loading dock area, eliminating safety hazards, rehabilitating the day care play area and increasing building security. The work also includes identifying and correcting deficiencies associated with leaks in the planter boxes on the south side of the building, replacing the existing landscaping and parking lot/walkway lighting.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 630-000-246

PROJECT DESCRIPTION: Replace Roofing System/Construct Building Addition

PROJECT LOCATION: Department of Transportation
District 6: Riggston, Scott County and Springfield, Sangamon County

APPROPRIATION AMOUNT: \$ 60,000

ESTIMATED TOTAL PROJECT COST: \$ 300,000

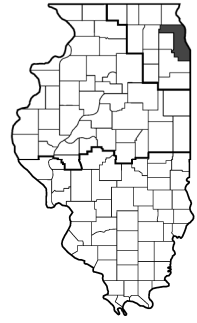
PROJECT SCOPE OF WORK:

The Riggston Salt Storage Building/Dome (D6002) is a 4,070 square foot, one-story building constructed in 1989. The scope of work provides for an assessment and repairing/replacing of the existing roofing system, including shingles, wood roof deck, structural roof members, concrete walls and appurtenances, entry and electrical components as necessary.

The Springfield West Storage Building (D0692) is an approximate 4,032 square foot, one-story building constructed in 1998. The scope of work provides for building an approximate 720 square foot building addition/lean-to onto the existing structure. This should include concrete floor/foundation as necessary, site work, metal building components, overhead door(s), man-door(s), lighting/electrical components as required. The work also provides for new electrical service, if needed.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 630-000-247

PROJECT DESCRIPTION: Replace Roofing Systems

PROJECT LOCATION: Department of Transportation
District 1: McCook, Alsip and Chicago, Cook County

APPROPRIATION AMOUNT: \$ 345,000

ESTIMATED TOTAL PROJECT COST: \$1,725,000

PROJECT SCOPE OF WORK:

The Stevenson Salt Storage Dome (D0145) is a 7,850 square foot, one-story building constructed in 1985. The scope of work provides for repairing or replacing the roofing system, including the roof deck, structural roof members, concrete foundation walls, electrical, gutters, downspouts and associated components.

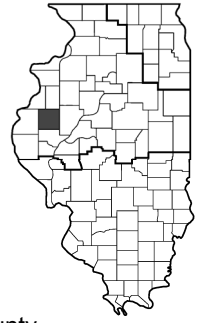
The Alsip East Maintenance Storage Building (D0032) is a 19,296 square foot, 2-story building constructed in 1966. The Alsip West Maintenance Storage Building (D0033) is a 7,056 square foot, 2-story building constructed in 1966. The scope of work provides for repairing or replacing the roofing systems, including the roof deck, structural roof members, electrical, insulation, ceiling, gutters, downspouts and associated components.

The Northside Sign Shop C (D0004) is a 30,991 square foot one-story building constructed in 1959. The scope of work provides for repairing or replacing the roofing system, including the roof deck, structural roof members, electrical, insulation, ceiling, gutters, downspouts and associated components.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 630-000-248

PROJECT DESCRIPTION: Demolish Buildings/Construct Buildings

PROJECT LOCATION: Department of Transportation
District 4: Knoxville, Knox County and Macomb, McDonough County

APPROPRIATION AMOUNT: \$ 390,000

ESTIMATED TOTAL PROJECT COST: \$1,950,000

PROJECT SCOPE OF WORK:

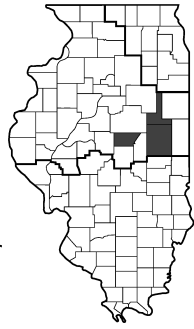
The Knoxville Cold Storage Building (D0416) is an approximate 2,162 square foot, one-story building constructed in 1969. The scope of work provides for demolishing and replacing the existing cold storage building with an approximate 2,250 square foot material storage building. The work also provides for construction of a new, approximate 7,200 square foot building, along with one open bay and a loft for parts, supplies and various tools. The work may also include installation of an oil/water separator and connection to the existing city sewer. The work also provides for a new electrical service, if needed.

The Macomb Salt Storage Building (D0444) is an approximate 2,921 square foot, one-story building constructed in 1975. The scope of work provides for demolishing and replacing the existing storage building with an approximate 4,000 square foot heated storage building, including concrete floors, overhead and man-doors, lights, electrical, mechanical and site utilities. The work also provides for a new electrical service, if needed.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 630-000-249

PROJECT DESCRIPTION: Remodel Restrooms/Remove Septic System and Install Oil-Water Separator

PROJECT LOCATION: Department of Transportation
District 3: Gibson City, Ford County and District 5: Champaign, Champaign County and Clinton, DeWitt County

APPROPRIATION AMOUNT: \$ 175,000

ESTIMATED TOTAL PROJECT COST: \$ 525,000

PROJECT SCOPE OF WORK:

The Gibson 6 Bay Truck Storage Building (D0319) is an approximate 6,980 square foot, 2-story building constructed in 1956. The scope of work provides for reconfiguring and renovating the existing restroom and adding a female restroom. The work will include renovating the existing office and break room space to accommodate the restrooms, including but not limited to, replacing interior walls, flooring, windows, doors, architectural, structural, mechanical and electrical systems. The work also includes removal and replacement of windows in the maintenance and office areas.

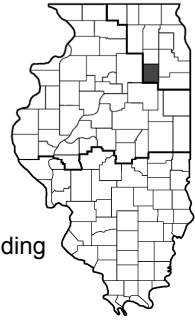
The Champaign Storage 1 Building (D0505) is an approximate 6,836 square foot building constructed in 1959. The scope of work provides for the reconfiguring, expanding and renovating the existing restrooms. This will include relocating and replacing interior walls, flooring, windows and doors as needed, architectural, structural, mechanical and electrical systems.

The Monticello Storage Building (D0550) is an approximate 8,320 square foot, one-story building constructed in 1976. The scope of work provides for the removal of the existing septic system, connection to existing sanitary sewer and water, installing a new oil/water separator with all associated appurtenances and potential abandonment of the existing water well.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 630-252-003

PROJECT DESCRIPTION: Demolish Buildings and Construct Building/Remodel Storage Building

PROJECT LOCATION: Department of Transportation
District 3: Morris Maintenance Storage Facility, Grundy County

APPROPRIATION AMOUNT: \$8,000,000

ESTIMATED TOTAL PROJECT COST: \$14,000,000

PROJECT SCOPE OF WORK:

The Morris Sub Headquarters is a 5-building facility established in 1955.

The 7 Bay Truck Storage Building (D0321) is a 10,368 square foot building constructed in 1955. The scope of work provides for an assessment for demolishing the existing 7 Bay Truck Storage Building (D0321) and constructing a new office-maintenance building, including foundations, footings and slabs, pre-engineered metal building system, steel structure, paving, site utility work, metal roof system, overhead doors, electrical systems, plumbing, fire-protection, communications systems and a heating and ventilation system. Office/administration area to include ready room, break room, locker rooms, toilet rooms, storage, mechanical and office areas. This building may include a vehicle maintenance area and provide wash bays, oil/water separator, vehicle lifts, oil/air dispensing reels, oil/lube areas, small equipment room, paint room, hazardous waste storage area and a parts and tool storage area. The work also provides for a new salt brine mixing and storage containment system with covered roof, including concrete pad and retaining walls.

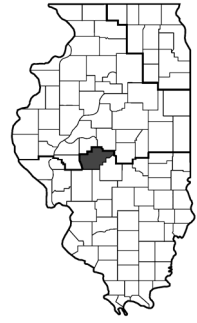
The Morris 5 Bay Truck Storage Building (D0322) is a 4,320 square foot building constructed in 1963. The scope of work provides for repairing and remodeling or replacing the 5 Bay Truck Storage Building (D0322) to allow for additional storage space. The Morris site renovations will include demolition of some of the existing site structures to accommodate the new building, demolishing existing concrete material storage bins and replacing them with new material storage bins. Hauling debris and contaminated soils out of the maintenance yard will be required, as well as repairing the existing gravel pavement to assist with storm water drainage. The project will also affect site utilities.

Hazardous materials may be encountered.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 630-428-003

PROJECT DESCRIPTION: Demolish and Construct Rest Areas and Vending Buildings

PROJECT LOCATION: Department of Transportation
Railsplitter Rest Area, Sangamon County

APPROPRIATION AMOUNT: \$ 800,000

ESTIMATED TOTAL PROJECT COST: \$7,800,000

PROJECT SCOPE OF WORK:

The Railsplitter Northbound Rest Area (D0687) is a 1,188 square foot, one-story building constructed in 1964. The Railsplitter Southbound Rest Area (D0688) is a 1,188 square foot, one-story building constructed in 1964. The Railsplitter Northbound Rest

The scope of work provides for demolishing two existing main rest area buildings (D0687 and D0688) and two vending buildings (D0795 and D0796), including an analysis and design for connection to the city sewer system at the northbound location. The work provides for constructing two new public rest area facilities, two approximately 400 square foot garage storage buildings, new picnic areas, including shelters and two outdoor exercise/play areas. This work may include, but is not limited to architectural, geotechnical, civil, structural, electrical, mechanical, landscape design, and electrical services as needed. The work also provides for a new electrical service, if needed.

This project will be completed in two phases, beginning with the northbound location. Demolition and reconstruction of the northbound facility shall be complete prior to the start of phase two southbound work.

New buildings shall be sited to preserve existing mature trees where possible and allow for maximum utilization of remaining property for parking areas. Parking areas and access sidewalks will be designed by IDOT and coordinated with building design and location.

Building design and exterior landscaping shall reflect the significance of location and proximity to the State Capitol. All demolished materials, including sewage lagoons shall be removed from the site.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 630-565-005

PROJECT DESCRIPTION: Demolish and Construct Rest Areas and Storage Buildings

PROJECT LOCATION: Department of Transportation
Trail of Tears Rest Area, Union County

APPROPRIATION AMOUNT: \$ 700,000

ESTIMATED TOTAL PROJECT COST: \$6,700,000

PROJECT SCOPE OF WORK:

The Trail of Tears Northbound Rest Area (D0954) is a 4,364 square foot, 2-story building constructed in 1972. The Trail of Tears Southbound Rest Area (D0955) is a 4,364 square foot, 2-story building constructed in 1972.

The scope of work provides for demolishing the two existing rest area buildings (D0954 and D0955) and constructing two new public rest area facilities, two approximately 400 square foot storage buildings, new picnic areas, including shelters and two outdoor exercise/play areas. The work also provides for a new electrical service, if needed.

This project will be completed in two phases beginning with the southbound location. Demolition and reconstruction of the southbound facility shall be complete prior to the start of phase two northbound work.

New buildings shall be sited to preserve existing mature trees where possible and allow for maximum utilization of remaining property for egress to parking areas and future parking expansion. Parking areas and access sidewalks will be designed by IDOT and coordinated with building design and location.

Building design and exterior landscaping shall reflect the significance of location and proximity to the Trail of Tears. All demolished materials, including sewage lagoons shall be removed from the site.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 810-002-020

PROJECT DESCRIPTION: Replace Building Automation System

PROJECT LOCATION: Illinois Community College Board
Southwestern Illinois Community College, Belleville, St. Clair County

APPROPRIATION AMOUNT: \$2,400,000

ESTIMATED TOTAL PROJECT COST: \$3,200,000

PROJECT SCOPE OF WORK:

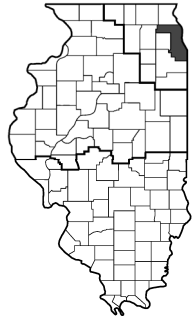
The Southwestern Illinois Community College is a 10-building facility established in 1971.

The scope of work provides for the installation of a building automation system at the Belleville campus, which includes replacing controls on the air handling units and converting from multizone air handlers to VAV, converting single air handlers to variable speed, replacing supply and return fan motors, installing variable frequency drives and VAV boxes. The work will also include integration into the existing building management system, along with any necessary associated work and testing and balancing of the system.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 810-010-007

PROJECT DESCRIPTION: Replace Piping and Storm Sewer Pumps

PROJECT LOCATION: Illinois Community College Board
Truman City College, Chicago, Cook County

APPROPRIATION AMOUNT: \$1,275,000

ESTIMATED TOTAL PROJECT COST: \$1,700,000

PROJECT SCOPE OF WORK:

The Truman City College is a 3-building facility established in 1975. The Truman College Phase I Building (JC04A) is a 437,500 square foot, 3 story building established in 1975.

The scope of work provides for an evaluation of the existing storm water pumps, storm, sanitary and domestic water distribution piping within the building, including the perimeter foundation drains. Recommended priorities and cost estimates will be developed for review by the CDB and the College. Design of agreed-upon elements will follow.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 810-012-008

PROJECT DESCRIPTION: Replace Roofing System

PROJECT LOCATION: Illinois Community College Board
Kennedy-King College, Chicago, Cook County

APPROPRIATION AMOUNT: \$ 637,500

ESTIMATED TOTAL PROJECT COST: \$ 850,000

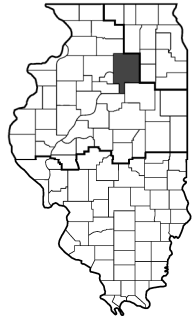
PROJECT SCOPE OF WORK:

The Kennedy-King College is a 9-building facility established in 1971. The Kennedy King College U Building (KKC012-0001) is a 139,814 square foot, 2-story building established in 2007.

The scope of work provides for replacing the roofing system on the U Building, including all flashings and attendant accessories. The work also includes replacing damaged dry wall and ceilings as required.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 810-046-019

PROJECT DESCRIPTION: Replace Roads and Parking Lots

PROJECT LOCATION: Illinois Community College Board
Illinois Valley Community College, Oglesby, LaSalle County

APPROPRIATION AMOUNT: \$ 675,000

ESTIMATED TOTAL PROJECT COST: \$ 900,000

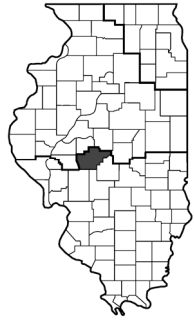
PROJECT SCOPE OF WORK:

The Illinois Valley Community College is a 13-building facility established in 1971.

The scope of work provides for repairing approximately 140,000 square feet of roadways, parking lots, curbs, gutters and walkways between lots.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 810-062-027
PROJECT DESCRIPTION: Install Generators
PROJECT LOCATION: Illinois Community College Board
Lincoln Land Community College, Springfield, Sangamon County
APPROPRIATION AMOUNT: \$ 600,000
ESTIMATED TOTAL PROJECT COST: \$ 800,000

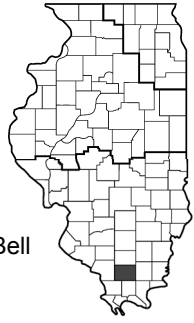
PROJECT SCOPE OF WORK:

The Lincoln Land Community College is a 10-building facility established in 1971.

The scope of work provides for the installation of emergency generator(s) for buildings on the campus that currently are not provided with back-up power for essential systems.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 810-064-021

PROJECT DESCRIPTION: Construct Pedestrian Walkway, Improve Drainage and Relocate Bell Tower

PROJECT LOCATION: Illinois Community College Board
John A. Logan Community College, Carterville, Williamson County

APPROPRIATION AMOUNT: \$ 765,000

ESTIMATED TOTAL PROJECT COST: \$1,020,000

PROJECT SCOPE OF WORK:

The John A. Logan Community College is a 12-building facility established in 1972.

The scope of work provides for construction of a protected pedestrian walkway from Building C to Building J, resurface parking lots and improve drainage and relocation of the McCabe Bell Tower. The work also includes extending the water and electricity utilities to the bell tower.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 2 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 810-068-015

PROJECT DESCRIPTION: Replace Parking Lots

PROJECT LOCATION: Illinois Community College Board
Moraine Valley Community College, Palos Hills, Cook County

APPROPRIATION AMOUNT: \$ 825,000

ESTIMATED TOTAL PROJECT COST: \$1,100,000

PROJECT SCOPE OF WORK:

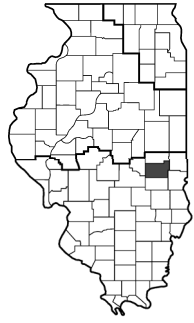
The Moraine Valley Community College is a 14-building facility established in 1967.

The scope of work provides for removal of existing binder and surface courses of asphalt paving, proof rolling of sub-base, removal/replacement of unsuitable aggregate base prior to the installation of new binder and surface courses and striping the lots for parking. The work also includes adjustments to existing drainage structures as necessary to provide positive drainage. Removal and replacement of select concrete curbs may also be required.

The project will have an expedited design and construction schedule with bid/award completed by April 21, 2020 and completion of all construction by August 10, 2020.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 815-010-081

PROJECT DESCRIPTION: Repair Exterior Masonry, Foundation and Steps

PROJECT LOCATION: Board of Higher Education
Eastern Illinois University, Charleston, Coles County

APPROPRIATION AMOUNT: \$ 330,000

ESTIMATED TOTAL PROJECT COST: \$ 330,000

PROJECT SCOPE OF WORK:

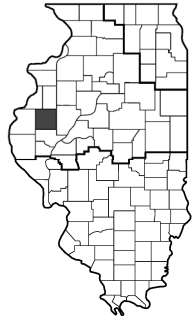
The Eastern Illinois University is a 79-building facility established in 1898. The McAfee Gym #7 (T1021) is a 64,003 square foot, 3-story building established in 1937.

The scope of work provides for repairing and replacing the stonework while salvaging as much stone as possible, tuckpointing masonry at multiple locations around the exterior, reconstructing the foundations and repairing the stone stairs at the four primary entrances to the building. Environmental services may be required due to the age of the building.

The State Historic Preservation Office should be consulted during every phase of this project.

There are no MBE/WBE/VBE goals applied to the A/E team, but participation is encouraged.

A/E SELECTION COMMITTEE RECOMMENDATIONS
October 8, 2019



CDB PROJECT NO: 818-010-106

PROJECT DESCRIPTION: Upgrade Electrical Distribution System

PROJECT LOCATION: Board of Higher Education
Western Illinois University, Macomb, McDonough County

APPROPRIATION AMOUNT: \$3,500,000

ESTIMATED TOTAL PROJECT COST: \$3,500,000

PROJECT SCOPE OF WORK:

The Western Illinois University is a 114-building facility established in 1899.

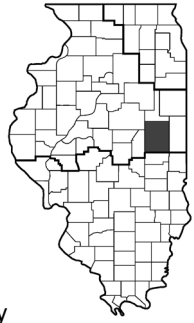
The scope of work provides for replacement of multiple transformers in at least six buildings, along with upgrading the medium-voltage distribution systems and installing duct banks in various locations to add redundancy to the distribution system. The work will also include replacement of medium-voltage oil-filled switches, distribution cables and connections, as well as, the replacement of two emergency backup systems with emergency generators.

A combined MBE/WBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

SUBJECT: *Board Concurrence for Selection of Higher Education Construction Manager*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
830-010-349	Renovate Altgeld Hall/Demolish Illini Hall & Construct New Facility University of Illinois Urbana, Champaign County	\$ 187,289,000
<i>RECOMMENDED FIRMS IN ALPHA ORDER:</i>		
Gilbane Building Company		

**RECOMMENDATION FOR BOARD CONCURRENCE
IN THE SELECTION OF
HIGHER EDUCATION CONSTRUCTION MANAGER
October 8, 2019**



CDB PROJECT NO: 830-010-349

PROJECT DESCRIPTION: Renovate Altgeld Hall/Demolish Illini Hall & Construct New Facility

PROJECT LOCATION: Board of Higher Education
University of Illinois, Urbana, Champaign County

APPROPRIATION AMOUNT: \$187,289,000

ESTIMATED TOTAL PROJECT COST: \$187,289,000

PROJECT SCOPE OF WORK:

The University of Illinois Urbana-Champaign is a 516 building facility established in 1878. The Illini Hall 065 (R0060) is a 40,984 square foot, 5-story building established in 1908. The Altgeld Hall 026 (R0022) is a 73,160 square foot, 5-story building established in 1897.

The scope of work provides for a complete restoration of the existing Altgeld Hall and demolition and replacement of Illini Hall with a new facility in its location for the Departments of Mathematics and Statistics, as well as providing a hub for the creation site an incubator for data science on the University of Illinois campus. Hazardous materials may be encountered. The State Historic Preservation Office should be consulted during every phase of this project.

Date Sent to CDB: 9/25/19	For CDB Board Meeting Date:	Date Received by CDB: 9/25/19
CONTACT PERSON: Sean Reeder	PHONE NO: 217-333-5688	FAX NO.
HIGHER EDUCATION CONSTRUCTION MANAGER RECOMMENDATION FORM		
CDB Project No.: 830-010-349	Appropriation Amount: State Funds: \$100,000,000	Estimated Total Project Cost: TBD Between \$180M-\$188M
<p>Project Title and Location: Altgeld Hall 1409 W Green St. Urbana, Illinois 61820 Illini Hall 725 S. Wright St. Champaign, Illinois</p> <p>Project Scope of Work: The University of Illinois at Urbana-Champaign is proposing the complete restoration of the existing iconic Altgeld Hall and replacement of Illini Hall with a new facility in its location for the Departments of Mathematics and Statistics, as well as providing a hub for the creation site an incubator for data science on our campus.</p> <p>Altgeld Hall is referred to as the architectural jewel of campus. Originally known as Library Hall, it was built in 1897 as the main library for the University of Illinois. Designed by Nathan C. Ricker and James M. White, the building is one of the oldest on the campus and is listed on the National Register of Historic Places. Several building additions have been completed, beginning with an extension of the library book stacks in 1914. The most recent addition, consisting of a four-story classroom wing along the east side of the original building, occurred in 1956. The goal of this project is to completely restore Altgeld Hall to a level consistent with a world class academic enterprise for the Departments of Mathematics and Statistics. The existing condition of the buildings is poor and the existing spaces within the buildings were not well suited to their current uses. Though the entire exterior envelope of the structure is recognized as historic, only a limited number of interior spaces are of comparable significance. The remainder of the building will be repurposed as necessary to coherently support the activities of the Mathematics Department.</p> <p>Illini Hall, originally functioning as the University YMCA, was constructed in 1907 and acquired by the University in 1939. The building is not listed on the Historic Register, and though eligible to be listed, the building is being proposed for demolition and the University is working with the Illinois State Historic Preservation Office (ISHPO) to mitigate any adverse effects. The new 135,000 gross square foot Illini Hall building will provide administrative and academic spaces to support a large portion of the Departments of Mathematics and Statistics. The building is ideally located to site an incubator for data science on our campus that will unleash the brilliance and energy of our faculty and students on the data problems of today while preparing the workforce of tomorrow. It will connect the university's data scientists with business, industry, and the community, and it will be a giant step towards our strategic goal of providing every Illinois student with the opportunity for a meaningful exposure to data science.</p>		
<p>This Firm is Recommended Because: Although the Turner-Clayco team ranked highest in all categories, the selection committee believes that Turner-Clayco must focus on the projects that they currently have in construction at the University of Illinois. Turner-Clayco is a joint venture between Turner Construction Company and Clayco, Inc.;</p>		

however, as individual firms, both Turner Construction Company and Clayco, Inc. have several very large projects currently in progress, and both firms have experienced performance issues on these projects. See below for a short summary of these issues. Turner Construction Company U12054 (BP1 & BP2) Illinois Street Residence Dining Facility Renovation & Addition. All design phases were over budget, at the 95% construction document phase. We added \$8 million to bring the project back into budget, however at bid time; the project came in \$5 million under the estimate. Turner did not include a necessary \$150K in waterproofing scope for BP1, this scope was then moved to BP2 for bidding, however the project timeline made it necessary to then put the waterproofing back into BP1 as a Field Directive, with a not-to-exceed price of \$150K. Turner Construction Company took one year to submit their first invoice for this project. U17018 Memorial Stadium Renovation and Football Performance Center Missed \$180K of under-pinning insulation under the decking scope. U18041 Illinois Street Residence - Townsend and Wardall Halls Renovation BP1 came in \$ 5M over budget. BP2 came in \$10M over budget. Turner Construction Company took seven months to sign their contract for this project. Clayco, Inc. U16015 Design Center Clayco improperly assigned backfill scope, this scope was included in two (2) separate divisions but neither division contractors included the scope of work in their bid, which was found at bid scope evaluation, which resulted in a \$500K change order, and will add two (2) months to the schedule. Due to the performance issues stated above and after careful consideration and discussion, the selection committee recommends Team #2, Gilbane Building Company for the CM role on this project. Gilbane is currently the CM on the Mechanical Engineering Building - Renovation and Addition project, which has been going well. Their project estimate was under budget through the 95% construction document phase. At time of bid, the project came in under budget. As a construction manager, Gilbane Building Company is ranked third as a Higher Education builder in the country. They are more than capable of performing this service.

#1 Construction Manager-Name/Address

Gilbane Construction Builder 8550 W. Bryn Mawr Ave. Suite 5001 Chicago, IL 60631
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Total number of "Staff" Team assigned to this Project: 16
--

Total number of "Licensed" Team assigned to this Project: None

Percent of Work to be completed by: Prime 74.35% Consultants 25.65%
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Is the Prime firm or any of its consultants a certified M/FBE: Yes(X) No <input type="checkbox"/> Prime is FBE(No)

Consultants Anticipated for this Firm:

Name/Address	Type of Work	% of Work	M/FBE
Bowa Construction	Project Management	16.74%	MBE
American First Contracting	Constructability, Ext. Masonry	3.00%	SDVOB
Brush Architects,LLC	Historic Expertise	4.11%	FBE
CCPCS	Schu		

#2 Construction Manager -Name/Address			
Total number of “Staff” Team assigned to this Project			
Total number of “Licensed” Team assigned to this Project:			
Percent of Work to be completed by: Prime Consultants			
Is the Prime firm or any of its consultants a certified M/FBE: Yes No Consultant is MBE			
Consultants Anticipated for this Firm:			
Name/Address	Type of Work	% of Work	M/FBE
#3 Construction Manager -Name/Address			
Total number of “Staff” Team assigned to this Project:			
Total number of “Licensed” Team assigned to this Project			
Percent of Work to be completed by: Prime Consultants			
Is the Prime firm or any of its consultants a certified M/FBE: Yes No <input type="checkbox"/> Consultant is FBE			
Consultants Anticipated for this Firm:			
Name/Address	Type of Work	% of Work	M/FBE

SUMMARY OF CONSTRUCTION MANAGER SELECTION PROCESS	
DATE OF ADVERTISEMENT:	
NUMBER OF SUBMITTALS:	3
NUMBER OF MINORITY OWNED FIRMS: (MUST BE CERTIFIED WITH CMS OR IDOT)	None
NUMBER OF FEMALE OWNED FIRMS:	None
DATE OF INTERVIEWS:	
NUMBER OF INTERVIEWS:	3
APPROVED AT BOARD OF TRUSTEES MEETING DATE:	Did not go to BOT

SUBJECT: *Director's Selection / Information Items*

PROJECT NO.	FIRM/JOB DESCRIPTION	ESTIMATED TOTAL PROJECT COST
830-010-349	Renovate Altgeld Hall/ Demolish Illini Hall & Construct New Facility University of Illinois, Urbana, Champaign County <i>FIRM SELECTED:</i> <i>OWP/ P Cannon Design, Inc.</i>	\$ 187,289,000

A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR

BOARD MEETING DATE: October 8, 2019

CDB PROJECT NO: 830-010-349

PROJECT DESCRIPTION: Renovate Altgeld Hall/ Demolish Illini Hall & Construct New Facility

PROJECT LOCATION: Board of Higher Education
University of Illinois, Urbana, Champaign County

APPROPRIATION AMOUNT: \$187,289,000

ESTIMATED TOTAL PROJECT COST: \$187,289,000

PROJECT SCOPE OF WORK:

The University of Illinois Urbana-Champaign is a 516-building facility established in 1878. The Illini Hall 065 is a 40,984 square foot, 5 story building, established in 1908. The Altgeld Hall 026 (Building Number: R0022) is a 73,160 square foot, 5 story building, established in 1897.

The scope of work provides for a complete restoration of the existing Altgeld Hall and demolition and replacement of Illini Hall with a new facility in its location for the Departments of Mathematics and Statistics, as well as providing a hub for the creation site an incubator for data science on the University of Illinois campus. Hazardous materials may be encountered. The State Historic Preservation Office should be consulted during every phase of this project.

ARCHITECT/ENGINEER: OWP/P Cannon Design, Inc. 30654
225 N. Michigan Ave.,
Chicago, IL 60601

APPROVED BY THE EXECUTIVE DIRECTOR: October 2, 2019

FY20 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 9, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
August 13, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 10, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 8, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 13, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
December 10, 2019	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 14, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 11, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 10, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 14, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
May 12, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 9, 2020	11:00 a.m.	Chicago, Springfield & Collinsville video-conference